

FOR LEASE • EXCLUSIVELY LISTED

Freestanding Drive-Thru Pad

2301 SOUTH TELEPHONE ROAD • MOORE, OKLAHOMA 73160

Second-generation restaurant building with a drive-thru on an oversized ± 0.85 -acre pad inside Fritts Farm, the master-planned retail node serving the Oklahoma City metro's southern suburbs, one block west of Interstate 35.

LEASE RATE

Contact Broker

LEASE TYPE

NNN

BUILDING AREA

3,171 SF

SITE AREA

 ± 0.85 AC

YEAR BUILT

2013

AVAILABILITY

Contact Broker

SECTION ONE

The Opportunity

Texas Triangle Commercial Real Estate is pleased to present the opportunity to lease a freestanding ±3,171-square-foot restaurant building with a drive-thru at 2301 South Telephone Road in Moore, Oklahoma.

The Offering

The property occupies an oversized ±0.85-acre pad inside **Fritts Farm**, the master-planned retail development that anchors south Moore and draws from the entire southern half of the Oklahoma City metropolitan area. Immediate neighbours include Tractor Supply to the north, Hemispheres to the west, and Mazzio's, McAlister's Deli and Shoe Carnival opposite across Telephone Road.

The building was constructed in 2013 to a national quick-service prototype. It carries a drive-through lane with a dedicated turn lane, a surface parking field, monument and building signage, and two access points onto South Telephone Road at a signalised intersection. For an operator that means a second-generation restaurant envelope with the hardest and most expensive entitlements already in place and permitted.

South Telephone Road is the parallel arterial one block west of Interstate 35, signed locally as the Helen Cole Memorial Highway. The interstate carries between **112,863 and 129,878 vehicles per day** through this segment, with SW 19th Street between 23,879 and 27,803 on 2026 counts. The pad sits between the Fritts Farm anchors to the west and the interstate frontage to the east.

The site is offered on a **triple net** basis. Rate, available term and delivery timing are quoted on request, and the ownership will consider a range of structures for the right covenant.

IDEAL USES

Quick-service and fast-casual restaurant · drive-thru coffee and beverage · chicken, burger and Mexican concepts · bakery and dessert · pharmacy and urgent care · retail bank branch · drive-thru retail service.

Leasing Highlights

- 01 Second-generation restaurant**

Drive-through lane, hood and grease infrastructure envelope, walk-in and kitchen back-of-house already built to a national prototype.
- 02 Oversized ±0.85-acre pad**

±37,212 square feet with a building-to-land ratio of only 8.5% — stacking depth, dedicated parking, and room for a patio or a rebuild.
- 03 Anchor co-tenancy**

Fritts Farm is anchored by The Home Depot, Target, Dick's Sporting Goods and Kohl's, with Walmart and Lowe's north of SW 19th Street.
- 04 Interstate 35 position**

One block east with a full interchange. Sam's Club and The Shops at Moore — 367,960 square feet of retail — sit immediately east across the interstate.
- 05 Institutional employment base**

Tinker Air Force Base anchors the eastern metro, supported by Johnson Controls, Sysco Oklahoma and Alorica inside the five-mile ring.
- 06 Newest housing in the trade area**

Nearly 43% of housing within one mile has been built since 2010, and the ring is still adding households faster than the metro.

SECTION TWO

The Building

A freestanding, single-tenant restaurant envelope built in 2013 to a national quick-service prototype, with masonry and brick elevations, a flat membrane roof and packaged rooftop mechanical.

Building Specifications

Gross Building Area	3,171 SF
Site Area	±37,212 SF / ±0.85 AC
Building-to-Land Ratio	8.5%
Year Built	2013
Stories	One
Configuration	Freestanding Pad
Construction	Masonry / Brick Veneer
Roof	Flat Membrane
HVAC	Packaged Rooftop Units
Drive-Through	Yes – Dedicated Turn Lane
Condition	2nd Generation Restaurant
Signage	Monument + Building
Parking	Surface, Dedicated
Access	Two Points, Signalised
Lease Type	Triple Net (NNN)
Delivery	Contact Broker



FRONT ELEVATION – SOUTH TELEPHONE ROAD

What a Tenant Inherits

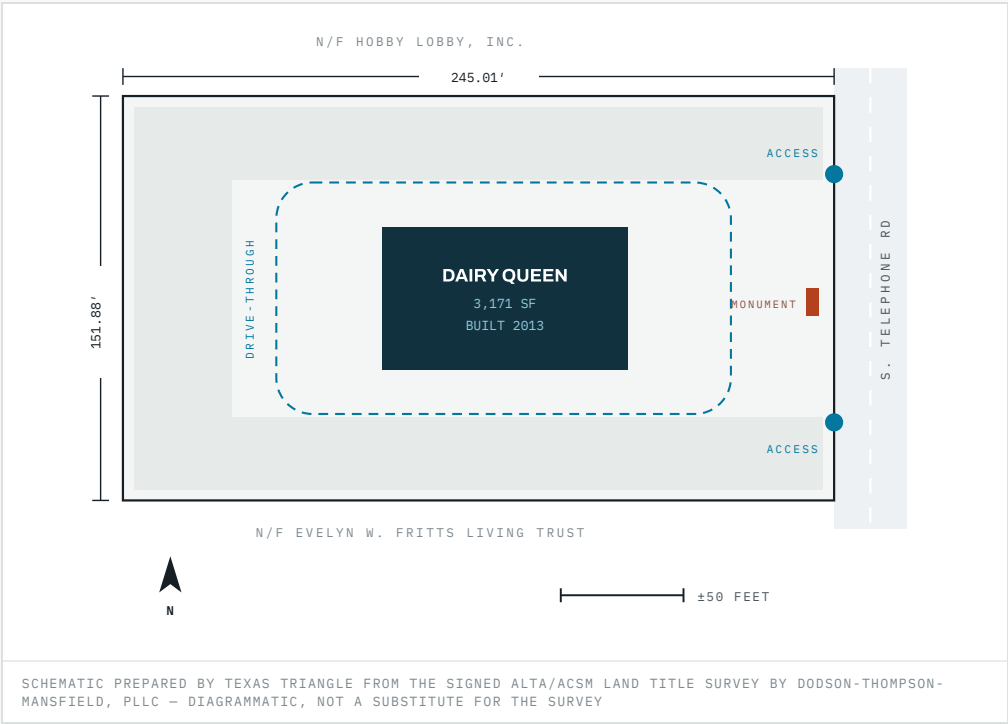
- **The drive-through.** The single hardest entitlement to obtain inside a built-out retail node is already approved, constructed, permitted and operating — with a dedicated turn lane off Telephone Road.
- **The envelope.** Restaurant-grade utilities, hood and grease infrastructure, back-of-house and cooler configuration in place rather than built from grey shell.
- **The pad.** Parking, drive aisles, lighting, landscaping and both curb cuts existing and permitted at a signalised intersection.
- **Signage rights.** Monument position on Telephone Road plus building-mounted signage on two elevations.

DELIVERY CONDITION

The premises will be delivered in its then-current condition. Furniture, fixtures, equipment and existing tenant signage are not represented as being included in any lease. Prospective tenants should independently verify the condition and capacity of all building systems and confirm permitted use and signage allowances with the City of Moore.

Site Plan & Access

Lot 1, Block 1, Fritts Farm Addition Section 3 — ±151.88 feet of frontage on South Telephone Road by ±245.01 feet of depth, with two access points at a signalised intersection.



Site Summary

Legal Description	Lot 1, Blk 1, Fritts Farm Add. Sec. 3
County	Cleveland
Parcel	R0168237
Land Area	±37,212 SF / ±0.85 AC
Frontage — S Telephone Rd	±151.88'
Depth	±245.01'
Building Area	3,171 SF
Building-to-Land Ratio	8.5%
FEMA Flood Zone	B and X — not in SFHA
Survey	ALTA/ACSM, signed

Access & Circulation

- Two access points onto **South Telephone Road** at a signalised intersection, with internal circulation shared through the Fritts Farm drive network.
- Interstate 35** is one block east with a full interchange serving the node from both directions.
- Hobby Lobby** adjoins to the north and the Evelyn W. Fritts Living Trust parcel to the south; **Hemispheres** lies immediately west.
- Parcel is mapped in **FEMA Zones B and X**, outside any Special Flood Hazard Area.

Aerial Photography



Looking East to Interstate 35

The subject parcel outlined at centre, fronting South Telephone Road, with Tractor Supply immediately north and Hemispheres to the west. Mazzio's, McAlister's Deli and Shoe Carnival sit opposite across Telephone. Interstate 35 runs left to right beyond, with Sam's Club, McDonald's, Braum's, Taco Bell and The Shops at Moore on the far side.



Trade Area Co-Tenancy

The SW 19th Street and Telephone Road node, with the subject inside Fritts Farm alongside The Home Depot, Target, Dick's Sporting Goods, Kohl's, Chick-fil-A, Chili's and Starbucks; Walmart and Lowe's north of SW 19th; and Sam's Club and The Shops at Moore — 367,960 square feet — east across Interstate 35.

Aerial photography provided by ownership. Traffic figures printed on these images are drawn from an earlier marketing package and are superseded by the 2026 counts tabulated on page 06.

Trade Area & Market

CoStar current-year estimates and five-year projections. Rings measured from 2301 South Telephone Road.

Population & Households

	1 MILE	2 MILES	5 MILES
Population — 2025 Estimate	8,510	38,350	133,804
Population — 2030 Projection	8,648	38,946	136,425
Households — 2025 Estimate	3,486	14,596	51,440
Household Growth 2025–2030	1.69%	1.69%	2.14%
Average Household Size	2.40	2.60	2.50
Median Household Income	\$77,176	\$78,342	\$81,804
Average Household Income	\$89,893	\$90,955	\$100,452
Households \$100,000+	37.1%	35.2%	39.1%
Median Age	33.4	35.5	37.5

Daytime Population

Daytime Employees — 1 Mile	6,057
Daytime Employees — 3 Miles	19,744
Civilian Employed — 1 Mile	70.4%
Housing Built 2010 or Later — 1 Mile	42.8%

Traffic Counts — 2026

COLLECTION STREET	ADT	DIST.
I-35 at SW 19th Street	129,878	0.36 mi
I-35 (Helen Cole Mem. Hwy)	112,863	0.29 mi
SW 19th St at Riverwalk Dr	27,803	0.21 mi
SW 19th St at Fritts Blvd	23,879	0.31 mi
S Telephone Rd at SW 17th St	11,568	0.39 mi
S Telephone Rd at SW 25th St	5,832	0.08 mi

Source: CoStar / TrafficMetrix, 2026 counts. Distance measured from the subject property.

Major Employers — 5-Mile Radius

EMPLOYER	EMPLOYEES
Tinker AFB — Oklahoma 552nd	4,000
Johnson Controls Inc.	1,000
Fresh Creative Foods	507
Norman Moore Technology Center	500
Walmart	487
Alorica Customer Care Inc.	400

WHY THIS MATTERS HERE

Nearly 43% of housing within one mile has been built since 2010, and the immediate ring is still adding households faster than the metro. A 33.4-year median age and 2.40-person households support both the treat and the family-meal dayparts.



EXCLUSIVELY LISTED BY

Let's talk about this one.

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LEASING TERMS

Lease rate, available term and delivery timing are quoted on request. Please contact either broker directly to discuss the opportunity and arrange a site tour. **This is an operating restaurant — all inspections are by appointment through the listing broker only.** Do not contact the tenant, employees, franchisor or on-site management.

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